

PB# 77-48

Frank & Mary Czumak

29-1-27

78-48
Czarnik 4 Lot Subdivision

5611-195

approved 2/14/79
filed with T.C.
office 2/15/79



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

GENERAL RECEIPT

3943

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF

Czumak (Capicchioni)

\$ *100.00*

One hundred and 00/100

DOLLARS

FOR

4 lot Sub-division (Planning Board

DISTRIBUTION:

#77-48

FUND	CODE	AMOUNT
<i>100.00</i>		
<i>ck.</i>		

BY

Charlotte Marcantonio

Deputy

TITLE

Date May 9, 1974

Application No. 78-48

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Lands of- Frank & Mary Czumak
2. Location Intersection of Toleman Road & Route 207
3. Acreage 6.6 4. Number of lots 4 5. Zone R-1&0.L.I
6. Name & address of subdivider Mary Czumak
Rock Tavern, N. Y. 12575
7. Name & address of record owner of land Frank & Mary Czumak -
Rock Tavern, N. Y. 12575
8. Present and intended uses Present- Residence & vacant land -
Proposed- Residence and 3 building lots.

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

Mary Czumak

MEDIA HORIZONS, INC. 750 THIRD AVENUE NEW YORK, N.Y. 10017 PHONE (212) 697-8300

December 20, 1977

Jerald Fiedelholz, Esq.
P. O. Box 4088
2700 Quassaick Avenue
New Windsor, New York 12550

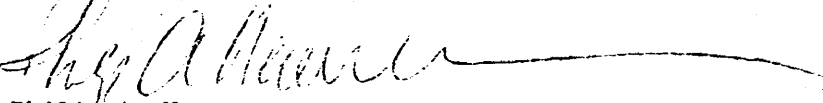
re: Czumak - Tower Site Lease

Dear Mr. Fiedelholz:

Confirming our telephone conversation of this date, Stereo Newburgh, Inc. wishes to exercise its option to purchase the parcel of land now leased for the purchase price of \$1,750.00.

Also, please forward information concerning the additional acreage available.

Very truly yours,



Philip A. Newman
Vice President & Treasurer

PAN:hg

*Received 12/20/78
SK.*

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ATTORNEY FOR THE TOWN PLANNING BOARD
SUBJECT: CSUMAK SUBDIVISION
DATE: December 20, 1978

I have reviewed the documents submitted in connection with the above-referenced subdivision.

It appears that even though the lease on the premises was not recorded in the Orange County Clerk's Office, the lease was nevertheless suitable for recording and should be deemed as a real property.

This would mean that the situation predated the adoption of the town Zoning Law in 1975.

I recommend that the 4 lot subdivision be granted as shown on the subdivision map.

PAC

PAC:pd



COUNTY OF ORANGE

received 11/13/78 Planning Board
Department of Planning & St.

**124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151**

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

January 10, 1978

Mr. Henry VanLeeuwen, Chairman
c/o Shirley Hassdentenfel, Secretary
Office of the Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Subdivision - Czumak
Route 207 and Toleman Road

Dear Mr. Van Leeuwen:

We have received the above in accordance with the provisions of Section 239, 1 and n, Article 12-B of the General Municipal Law of the State of New York

We have no objection to the subdivision. The matter is hereby returned for final local determination by the Planning Board.

Very truly yours,

Peter Garrison

Peter Garrison
Commissioner of Planning

PG:jb

JERALD FIEDELHOLTZ, P C.

ATTORNEY AND COUNSELLOR AT LAW

JERALD FIEDELHOLTZ

ALLAN KUSLANSKY

POST OFFICE BOX 4088

270 QUASSAICK AVENUE

New Windsor, New York 12550

(914) 562-4630

December 13, 1978

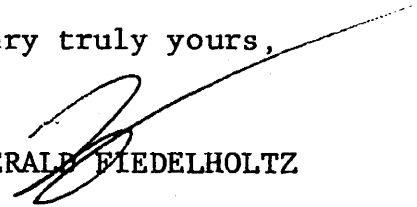
Paul Capicchioni Real Estate
316 Blooming Grove Turnpike
New Windsor, N. Y. 12550

Re: Czumak Sub-Division

Dear Paul:

Enclosed herewith please find a check in the amount of \$1,200.00, which you will present to the New Windsor Planning Board for the sub-division fee for Mary Czumak.

Very truly yours,


JERALD FIEDELHOLTZ

JF:mw

Enc.

Rec. Supv. Off. 2/28/79
4:28 PM

MEMO

FROM: NEW WINDSOR PLANNING BOARD

TO: SUPERVISOR PETRO & MEMBERS OF THE TOWN BOARD

DATE: FEBRUARY 20, 1979

RE: CZUMAK SUBDIVISION - LOCATED ON TOLEMAN ROAD

At the February 14, 1979 meeting of the Planning Board Mary Czumak Subdivision was approved and fees collected. (fee: \$100.00 Subdivision fee and \$1,000 Recreation fee.

The following motion was made:

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor recommend to the Town Board that the Town re-inburse Mrs. Czumak for one (1) lot (\$250.00) recreation fee. This is the lot she resides on.

Roll call Jones-yes

Infante - yes

McCabe - yes

Cimorelli - no

Spignardo - yes

Motion carried - 4 ayes, 1 nay.

Yours truly,

Ernest Spignardo
ERNEST SPIGNARDO
Chairman

TB Meeting
3/7/79

(7)

RE: CORRESPONDENCE RECEIVED FROM PLANNING BOARD

Hearing no objection, the Town Board of the Town of New Windsor receive and file memorandum from the Chairman of the N.W. Planning Board regarding reimbursement of fees to Mrs. Czumak, Toleman Road, Subdivision.

3/7/79 TB Meeting
Action to approved
Lost 3-2

This Agreement,

Made and dated this day of June,

in the year One thousand nine hundred and seventy-eight,

BETWEEN MARY CZUMAK, residing at Route 207, Town of New Windsor,
County of Orange, State of New York;

hereinafter described as the seller, and LEROY H. LEWIS, residing at Orrs Mills
Road, Salisbury Mills, New York.

hereinafter described as the purchaser,

WITNESSETH:

THAT *the seller agrees to sell and convey, and the purchaser agrees to purchase:*

ALL that tract or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly line of the existing Toleman Road, said point being N20°-00'-00"E 15.15 feet from the division line between the lands now or formerly of Illger (reputed owner) on the southwest and the lands formerly of Czumak (reputed owner) on the northeast (said lands being transferred to Stereo Newburgh, Inc.); thence, from said point of beginning and along the last said lands, N61°-54'-20" W 177.49 feet to a point on the division line between the lands transferred to Stereo Newburgh Inc. (reputed owner) on the northwest and the parcel herein described on the southeast; thence, along the last mentioned division line and thence through the lands of the grantor herein, N27°-43'-40" E 253.00 feet to a point; thence, continuing through the lands of the grantor herein, S79°-00'-15" E 143.47 feet to a point on the westerly line of the aforementioned Toleman Road; thence, along the last mentioned line, S20°-00'-00" W 298.15 feet to the place of beginning, containing 43,575 square feet more or less.

a portion of

BEING/THE SAME premises conveyed by Frank Czumak to Frank Czumak and Mary Czumak by deed dated November 25, 1959, and recorded in the Orange County Clerk's Office on November 27, 1959, in Liber 1531 of Deeds at Page 108, Frank Czumak having died a resident of Orange County on the 19th day of January, 1972, leaving Mary Czumak as his surviving spouse.

The price is

THREE THOUSAND AND NO/100 (\$3,000.00)-----Dollars

payable as follows:

THREE HUNDRED AND NO/100 (\$300.00)-----Dollars
(\$100.00 already paid on binder.)

on the signing of this contract, the receipt whereof is hereby acknowledged:

TWO THOUSAND SEVEN HUNDRED AND NO/100 (\$2,700.00)-----Dollars

in cash or certified check on the delivery of the deed as hereinafter provided;

Dollars

by purchaser assuming and taking title subject to a mortgage in that amount,
now a lien on said premises, bearing interest at the rate of per centum per annum, payable

Dollars

by the purchaser or assigns executing, acknowledging and delivering to the seller bond in
that amount, secured by a purchase money mortgage in the same amount on the
above premises, bearing interest at the rate of per centum per annum, payable

This contract is subject to final approval of the Town of New Windsor planning board approval, which has been received informally subject to seller supplying legal documents to satisfy Town requirements. If such final approval is not obtained, this contract will be null and void and of no effect and all deposits shall be returned with no liability either party to the other.

The deed shall be delivered upon the receipt of said payments, at the office of
Jerald Fiedelholtz, P. C., 270 Quassaick Ave., New Windsor, N. Y. 12550

at o'clock in the noon, on or about July 1, 1978.

The deed shall be the usual Bargain and Sale With Covenants Against deed
in proper statutory short form for record, and shall contain the clause specified in Sub-division 5 of Section
13 of the Lien-Law. It shall be duly executed and acknowledged by the seller, at the seller's expense, so as
to convey to the purchaser the fee simple of said premises, free of all encumbrances, except as herein
stated.

If a purchase money mortgage is to be given in this transaction, it shall be drawn by the attorney for
the seller and the recording fees and mortgage tax, the cost of the United States Internal Revenue stamps,
if any, and the charge for drawing the Bond and Mortgage shall be paid by the purchaser.

All buildings on the premises are represented as owned by the seller and are included in the sale. All plumbing, heating, lighting fixtures (except portable lamps and stoves), shades, screens, blinds, awnings, shrubbery and plants are also included in the sale.

Rents, taxes, water rates, interest on mortgages and fire insurance premiums, if any, are to be apportioned.

If there be a water meter on the premises, the seller shall furnish a reading to a date not more than thirty days prior to the time herein set for closing title, and the unfixed meter charge for the intervening time shall be apportioned on the basis of such last meter reading.

All sums paid on account of this contract, and the reasonable expense of the examination of the title to said premises, are hereby made liens thereon, but such liens shall not continue after default by the purchaser under this contract.

The risk of loss or damage to said premises by fire until the delivery of the deed, is assumed by the seller.

The premises above described are sold subject to building and zoning ordinances and restrictions of record, if any.

The stipulations herein are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties.

The seller agrees that Paul P. Capicchioni Real Estate brought about this sale and agrees to pay the broker's commission of

10%

Dollars therefor.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals (or caused these presents to be subscribed by a duly authorized officer and its corporate seal affixed) the day and year first above written.

IN PRESENCE OF

.....L.S.
Mary Czumak

.....L.S.

.....L.S.
Leroy M. Lewis

.....L.S.

.....L.S.

STATE OF
COUNTY OF

} ss.:
}

On the day of , nineteen hundred and
before me came

to me known and known to me to be the individual described in, and who executed, the foregoing instru-
ment, and acknowledged to me that he executed the same.

STATE OF
COUNTY OF

} ss.:
}

On the day of , nineteen hundred and
before me came

to me known, who,
being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in, and which executed the foregoing instrument; that he knows the seal of
said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by
order of the board of of said corporation; and that he
signed name thereto by like order.

AT THE CLOSING OF THIS TITLE THE SELLER

Should produce all insurance policies, and duplicates, if the same are in his possession, or a memorandum thereof, if held by others; also produce the tax and water receipts of the current year and any leases, deeds, or agreements.

If water meter is on premises, it should be read and bill therefore produced.

If there is a mortgage on the premises to be conveyed, the receipts should be produced showing to what date the interest has been paid, and if the principal has been reduced, showing that fact.

THE PURCHASER

Should be prepared with money or a certified check drawn to his own order. The check may be certified for an approximate amount and money may be provided for the balance of the settlement.

Contract

FOR PROPERTY

to

Dated,

19

Title to Close

19

ASSIGNMENT OF LEASE

AGREEMENT made this 2nd day of April, 1973, by and between NELSON BROADCASTING COMPANY, INC., as successor in interest to Donald P. Nelson and Wilbur E. Nelson d/b/a Nelson Broadcasting Company, hereinafter referred to as "Assignor", and STEREO NEWBURGH, INC., hereinafter referred to as "Assignee"

The Assignor in consideration of ONE (\$1.00) DOLLAR and other good and valuable consideration paid by the Assignee, hereby assigns unto the Assignee a certain lease made by Frank and Mary Czumak to Donald P. Nelson and Wilbur E. Nelson d/b/a Nelson Broadcasting Company, dated March, 1966, commencing March 22, 1966 and expiring March 21, 1976, covering the premises known as the radio transmitter site, being a lot situate in the Town of New Windsor, Orange County, New York, and being 203 feet square along the south and west lines of

the lands of the Lessor as described in a deed of Arthur John Smith and Marion J. Smith to Frank Czumak, dated December 15, 1957 and recorded on September 27, 1957 in Liber 1440 of Deeds at Page 565, together with the appurtenances thereon. To have and to hold the same unto the Assignee, its successors and assigns from the 2nd day of April, 1973 for the rest of the term mentioned in said lease subject to the terms, covenants, conditions and provisos therein also mentioned.

The Assignor represents and warrants that: It is not in default in any respect in the terms and provisions of said lease; the lease is in full force and effect pursuant to the terms thereof; and the Assignor has paid all rent and other charges required by the lease through March 31, 1973.

RIDER
WEINER
& LOEB, P.C.
ATTORNEYS AT LAW
NEWBURGH, N. Y.

The Assignor covenants that the Assignee shall have the right to possession of the premises described in the lease during the term provided therein so long as it is not in default in any of the obligations to be performed on the part of the tenant under the lease.

The Assignee hereby assumes the performance of all the terms, covenants and conditions of said lease on the part of the Lessee to be performed ^{FROM AND AFTER THE DATE HEREOF} and agrees to pay the rent on the next rent day, and thereafter to perform all the said terms, covenants and conditions and to indemnify the Lessor for any damage arising out of any default on the part of the Assignor to pay said rent or to perform the said covenants, terms and conditions.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this agreement on the day and year first above written.

NELSON BROADCASTING COMPANY, INC.

By: Donald P. Nelson

STEREO NEWBURGH, INC.

By: W. Wendell Tucker, Pres.

W F M N stereo



NELSON BROADCASTING COMPANY, P. O. Box J — NEWBURGH, N. Y.

In accordance with the lease requirement for written consent to assign the lease to a new owner,

I, Mary Czumak, hereby give my permission to Nelson Broadcasting Company, Inc. to assign without changes, the lease which is presently in effect for the operation of Radio Station WFEN on a portion of my property to Stereo Newburgh Inc. who will be the new owners when the sale of WFEN is authorized by the Federal Communications Commission.

Mary Czumak
MARY CZUMAK

12/30/72
DATE

Ronald P. Wilson

FOR NELSON BROADCASTING COMPANY, DATE
INC.

Exhibit "B"

THIS AGREEMENT made the 18 day of October, 1963,
between FRANK CZUMAK and MARY CZUMAK, each residing on Route
207, (no street number), in the Town of New Windsor, County
of Orange, State of New York, hereinafter called the Lessors,
and DONALD P. NELSON, residing at 603 Thurnau Drive, River
Vale, Westwood, New Jersey, and WILBUR E. NELSON, residing
at 655 Russell Snow Drive, River Vale, Westwood, New Jersey,
doing business under the firm name and style NELSON BROAD-
CASTING COMPANY, hereinafter called the Lessees.

WITNESSETH, that the lessors have agreed to let and
hereby do let to the lessees and the said lessees have agreed
to take from the lessors the following described parcel of
real property:

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of New Windsor, Orange County, New York, being a plot 208 feet square along the south line and the west line of the lands of the lessors as described in deed Arthur John Smith and Marion J. Smith, his wife, to Frank Czumak, dated September 16, 1957, recorded September 27, 1957 in Orange County Clerk's Office in Liber 1440 of Deeds at page 565.

TOGETHER with a right of way 15 feet in width along the south line of the lands of the lessors as shown on Survey Map, made by H. C. Carpenter, Engineer, dated March 8, 1932, entitled "Tenant House Lot for Thomas Pendell", for purposes of ingress and egress to the above described plot with permission to install electric and telephone service along said right of way to said parcel.

The said leasehold term to be for 10 years, to commence on the day the Federal Communications Commission shall grant authority to the NELSON BROADCASTING COMPANY to construct and operate a radio transmitting station on said premises.

And the lessees hereby covenant and agree to pay to the

term on the same terms and conditions, except that the monthly rent shall be FORTY-FIVE DOLLARS (\$45.00) per month, and grant the option for the lessees to purchase said premises with the above right of way continuance at any time during the leasehold term for ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00).

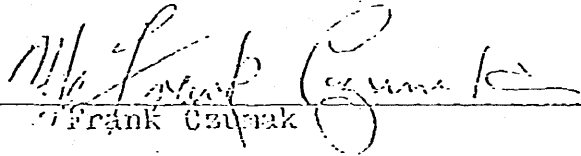
3. Permit the lessees to remove any improvements constructed upon said premises at the expiration of this leasehold, provided the premises are returned to their original state and condition.

It is mutually understood and agreed that this leasehold agreement is wholly contingent upon the issuance of a license by the Federal Communications Commission for a radio transmission station with approval of the Federal Aviation Agency, otherwise this agreement shall be null and void.

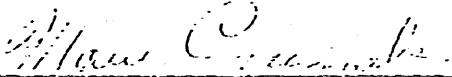
It is further understood and agreed that said premises shall be used for radio transmission purposes only and that no personnel shall be engaged on said premises, except for maintenance and repair purposes.

It is further understood and agreed that this leasehold agreement and option agreement may not be sub-let or assigned without the written consents of the lessors.

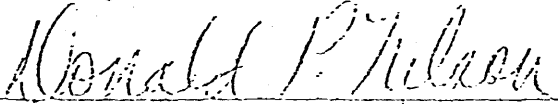
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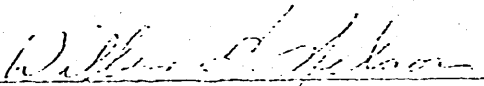
Frank Czupak (L.S.)



Mary Czupak (L.S.)



Donald P. Nelson (L.S.)



Wilbur E. Nelson (L.S.)

lessors the monthly rent or sum of THIRTY-FIVE DOLLARS (\$35.00) payable on the first day of each month of said term, and to quit and surrender the premises at the expiration date in as good state and condition as at the commencement of said term unless the option hereinafter mentioned shall have been exercised.

It is covenanted and agreed that the lessees shall:

1. Construct and maintain a wire fence, with locked gate, enclosing the building and tower erected on the said premises.
2. Save harmless the lessors from any and all liability for the maintenance and operation of said radio transmission station and tower by providing adequate liability coverage thereon.

3. Assume and pay any additional reality taxes levied and assessed upon the real property of the lessors, levied and assessed as a result of improvements erected upon the leasehold premises.

4. Be solely responsible for any cost and expense to install and maintain said right of way, with the privilege of the lessors to use the same for access to their adjoining property during the term of this lease and thereafter if the option to purchase, hereinafter set forth, should be exercised by the lessees.

5. On the installation of electric and telephone service poles, no climbing spikes shall be within six feet of the ground.

It is covenanted and agreed that the lessors shall:

1. Permit the construction of a concrete block building on said leasehold premises for the housing and operation of radio transmission equipment, with a radio tower approximately 250 feet in height.

2. Renew said leasehold for an additional ten year

THIS AGREEMENT made the 18 day of October, 1963,
between FRANK CZUMAK and MARY CZUMAK, each residing on Route
207, (no street number), in the Town of New Windsor, County
of Orange, State of New York, hereinafter called the Lessors,
and DONALD P. NELSON, residing at 603 Thurnau Drive, River
Vale, Westwood, New Jersey, and WILBUR E. NELSON, residing
at 655 Russell Snow Drive, River Vale, Westwood, New Jersey,
doing business under the firm name and style NELSON BROAD-
CASTING COMPANY, hereinafter called the Lessees.

WITNESSETH, that the lessors have agreed to let and
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to take from the lessors the following described parcel of
real property:

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TOGETHER with a right of way 15 feet in width along the south line of the lands of the lessors as shown on Survey Map, made by H. C. Carpenter, Engineer, dated March 8, 1932, entitled "Tenant House Lot for Thomas Pendell", for purposes of ingress and egress to the above described plot with permission to install electric and telephone service along said right of way to said parcel.

The said leasehold term to be for 10 years, to commence on the day the Federal Communications Commission shall grant authority to the NELSON BROADCASTING COMPANY to construct and operate a radio transmitting station on said premises.

And the lessees hereby covenant and agree to pay to the

Mr Thompson

lessors the monthly rent or sum of THIRTY-FIVE DOLLARS (\$35.00) payable on the first day of each month of said term, and to quit and surrender the premises at the expiration date in as good state and condition as at the commencement of said term unless the option hereinafter mentioned shall have been exercised.

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3. Assume and pay any additional realty taxes levied and assessed upon the real property of the lessors, levied and assessed as a result of improvements erected upon the leasehold premises.

4. Be solely responsible for any cost and expense to install and maintain said right of way, with the privilege of the lessors to use the same for access to their adjoining property during the term of this lease and thereafter if the option to purchase, hereinafter set forth, should be exercised by the lessees.

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Mr Thompson

term on the same terms and conditions, except that the monthly rent shall be FORTY-FIVE DOLLARS (\$45.00) per month, and grant the option for the lessees to purchase said premises with the above right of way continuance at any time during the leasehold term for ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$1,750.00).

3. Permit the lessees to remove any improvements constructed upon said premises at the expiration of this leasehold, provided the premises are returned to their original state and condition.

It is mutually understood and agreed that this leasehold agreement is wholly contingent upon the issuance of a license by the Federal Communications Commission for a radio transmission station with approval of the Federal Aviation Agency, otherwise this agreement shall be null and void.

It is further understood and agreed that said premises shall be used for radio transmission purposes only and that no personnel shall be engaged on said premises, except for maintenance and repair purposes.

It is further understood and agreed that this leasehold agreement and option agreement may not be sub-let or assigned without the written consents of the lessors.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Frank Czumak (L.S.)
Frank Czumak


Mary Czumak (L.S.)
Mary Czumak

Donald P. Nelson (L.S.)
Donald P. Nelson

Wilbur E. Nelson (L.S.)
Wilbur E. Nelson

Mr Thompson

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT					
DATE	AMOUNT				
Rec. fee					
possibly					
re-imbursable					
Crumak Subd J					
IF INCORRECT PLEASE RETURN, NO RECEIPT NECESSARY					



PAUL P. CAPICCHIONI
REALTOR
316 BLOOMINGROVE TURNPIKE
NEW WINDSOR, N.Y. 12550

1607


Feb. 14 1979 91-108 280

\$250.00

PAY TO THE ORDER OF Town of New Windsor

Two hundred & fifty & 10/100 DOLLARS


Paul P. Capicchioni



AILS GATE OFFICE
MARINE MIDLAND BANK
AILS GATE, NEW YORK 12584

⑈001607⑈ ⑆⑆028001081⑆ 078⑈70776⑈3⑈

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT					
DATE	AMOUNT				
Rec. fee					
Not					
re-imbursable					
Crumak Subd J					
IF INCORRECT PLEASE RETURN, NO RECEIPT NECESSARY					



PAUL P. CAPICCHIONI
REALTOR
316 BLOOMINGROVE TURNPIKE
NEW WINDSOR, N.Y. 12550

1606


Feb. 14 1979 91-108 280

\$750.00

PAY TO THE ORDER OF Town of New Windsor

Seven hundred & fifty & 10/100 DOLLARS

Paul P. Capicchioni



AILS GATE OFFICE
MARINE MIDLAND BANK
AILS GATE, NEW YORK 12584

⑈001606⑈ ⑆⑆028001081⑆ 078⑈70776⑈3⑈

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT		DATE		AMOUNT	
Rec. fee					
Not					
Reimbursable					
Crummey Subd J					

IF INCORRECT PLEASE RETURN. NO RECEIPT NECESSARY

PAUL P. CAPICCHIONI
REALTOR
316 BLOOMINGROVE TURNPIKE
NEW WINDSOR, N.Y. 12550

1606

PAY TO THE ORDER OF Town of New Windsor Feb. 14 1977 91-108 280
Seven-hundred & fifty & 100/100 \$750.00 DOLLARS

Paul P. Capicchioni

VAILS GATE OFFICE
MARINE MIDLAND BANK
VAILS GATE, NEW YORK 12584

⑈001606⑈ ⑆028001081⑆ 078⑈70776⑈3⑈

Rec'd 2/16/79
H. Lawrence
OK for [Signature]

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT		DATE		AMOUNT	
Rec. fee					
possibly					
Reimbursable					
Crummey Subd J					

IF INCORRECT PLEASE RETURN. NO RECEIPT NECESSARY

PAUL P. CAPICCHIONI
REALTOR
316 BLOOMINGROVE TURNPIKE
NEW WINDSOR, N.Y. 12550

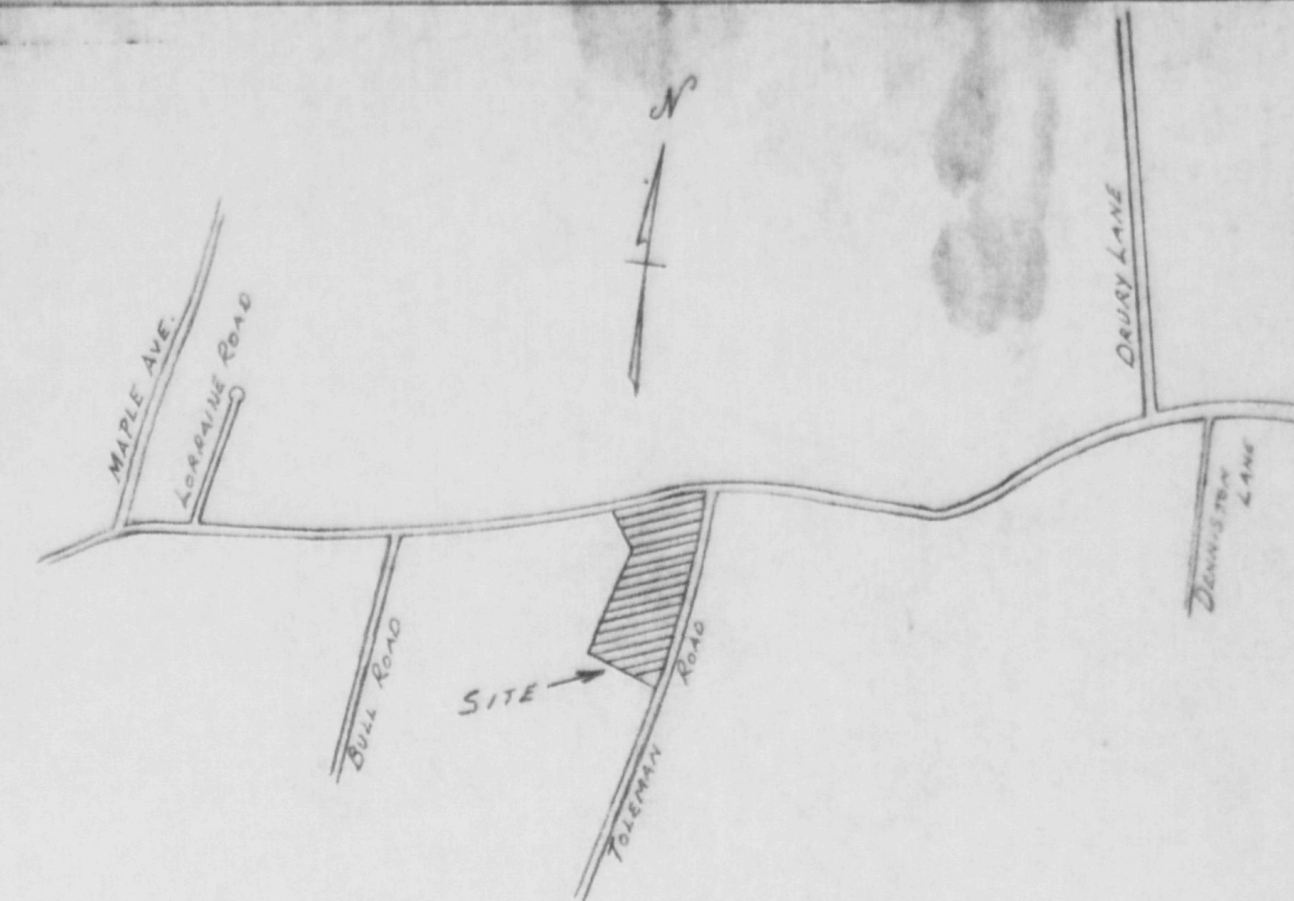
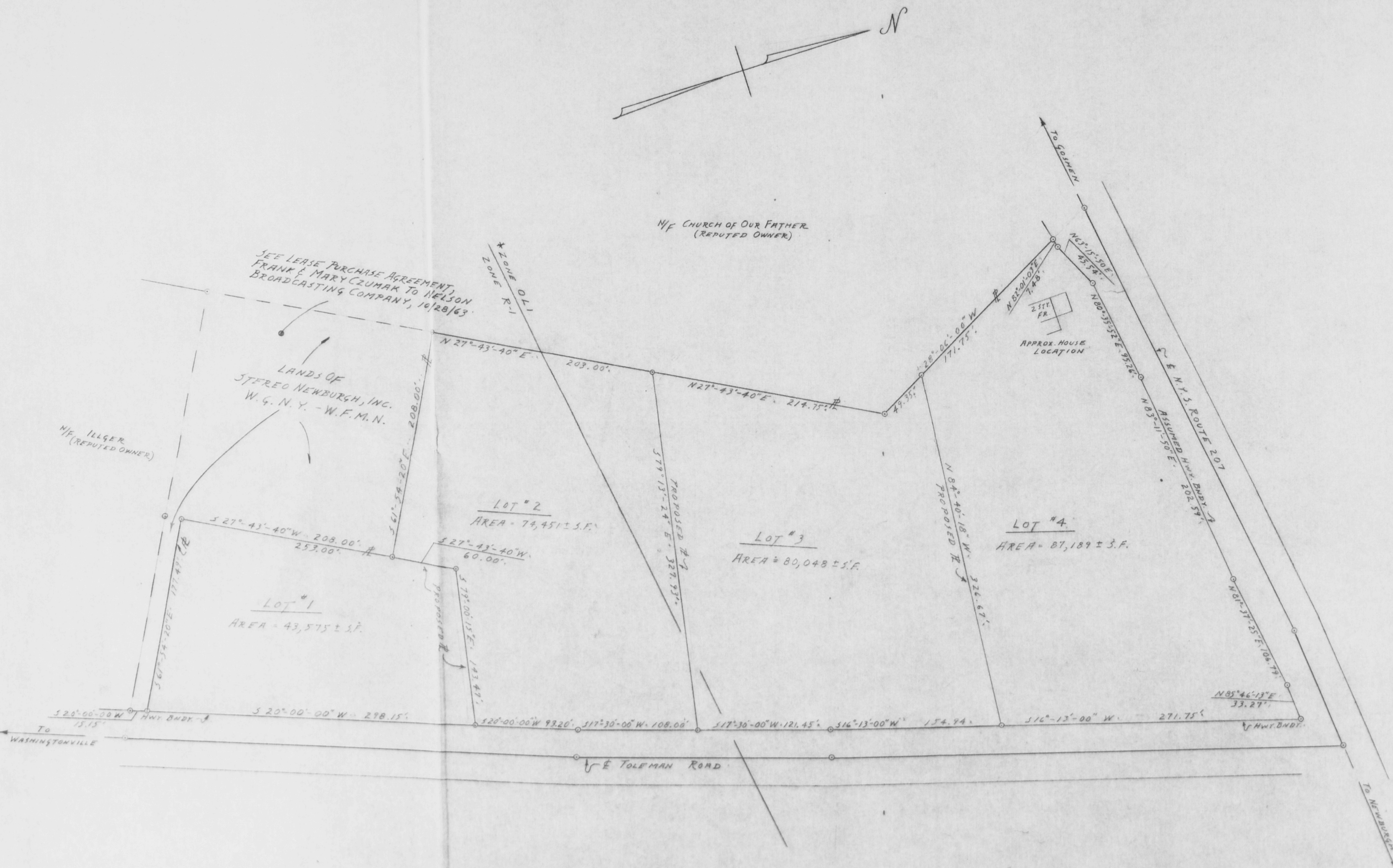
1607

PAY TO THE ORDER OF Town of New Windsor Feb. 14 1977 91-108 280
Two-hundred & fifty & 100/100 \$250.00 DOLLARS

Paul P. Capicchioni

VAILS GATE OFFICE
MARINE MIDLAND BANK
VAILS GATE, NEW YORK 12584

⑈001607⑈ ⑆028001081⑆ 078⑈70776⑈3⑈



ZONING REGULATIONS TOWN OF NEW WINDSOR ZONED R-1 & O-1

	*R-1	*O-1
LOT AREA	*43,560 FT.	*80,000 SF.
LOT WIDTH	125 FT.	200 FT.
FRONT YARD	45 FT.	100 FT.
ONE SIDE YD.	20 FT.	50 FT.
BOTH SIDE YDS.	40 FT.	110 FT.
REAR YD.	50 FT.	30 FT.

FINAL SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON FEB 14 1977
BY LAWRENCE JONES
Secretary

SUBJECT PARCEL TAX MAP INFO.
TOWN OF NEW WINDSOR
SECTION 29 - BLOCK #1 - LOT #27
SUBJECT PARCEL DEED INFO.
LIBER 1531 - PAGE 108

PROPOSED SUBDIVISION
LANDS OF
FRANK & MARY CZUMAK
TOLEMAN RD & RT 207 TOWN OF NEW WINDSOR
ORANGE CO. NEW YORK

PREPARED BY:
VINCENT J. DOCE
P.L.S. 049604
DARAN PARK, NEWBURGH, N.Y.
BY: W.B. J. BERGSTROM, SR.
DATE: 11/17/77 SCALE: 1" = 50'
REVISED: 3-15-78 5-8-78 5-25-78

